



29 Knightscroft Avenue, Rustington BN16 2HN
£675,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Chalet Style Property
- Private Road Between Sea & Shops
- 3/4 Bedrooms
- Scope to Modernise
- No Onward Chain
- Private Drive to Garage
- South Facing Rear Garden
- Council Tax Band ' F'
- EPC Rating 'E'

A detached chalet style property pleasantly situated in a private road in south Rustington between the village centre and seafront.

In brief the accommodation comprises: - entrance hall, inner hall, bay fronted lounge and dining room, ground floor fourth bedroom/study, bathroom/WC, additional separate shower/utility room and three first floor bedrooms. Outside there is a front garden, private drive to garage and a feature well established 75' x 50' south facing rear garden.

In our opinion there is lots of scope and potential for a new owner to re-configure and modernise the accommodation to create a spacious and versatile property with lovely grounds in a most sought after road.

Knightscroft Avenue runs parallel to The Street and runs between Sea Lane and Broadmark Lane, which has an electrically operated gated access.

Private road charge of approximately £140 per annum.





Total area: approx. 136.4 sq. metres (1467.8 sq. feet)

ENTRANCE HALL

INNER HALL

10' x 7' 6" (3.05m x 2.29m)
average measurement

LOUNGE

13' 10" x 12' (4.22m x 3.66m)

DINING ROOM

12' 6" x 12' (3.81m x 3.66m)

BEDROOM 4/STUDY

12' 4" x 7' 10" (3.76m x 2.39m)

SHOWER ROOM/WC/UTILITY ROOM

BATHROOM/WC

KITCHEN

13' 3" x 9' (4.04m x 2.74m)

BEDROOM 1

17' 9" x 11' 2" (5.41m x 3.4m)

BEDROOM 2

17' 8" x 10' 7" (5.38m x 3.23m)

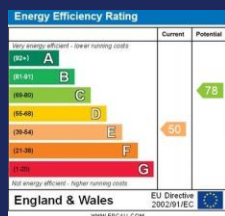
BEDROOM 3

12' 2" x 9' (3.71m x 2.74m)

PRIVATE DRIVE TO GARAGE

SOUTH FACING REAR GARDEN

75' x 50' (22.86m x 15.24m)



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